



**GRASSROOTS**  
REALTY GROUP

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**318, 25 Richard Place SW**  
**Calgary, Alberta**

**MLS # A2282235**



**\$294,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Enclosed, Garage Door Opener, Heated Garage, Secure		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 588
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Rare opportunity to own a top-floor condo with a serene courtyard view. Laurel House is one of the best run buildings in the area. This spacious one-bedroom plus den home offers over 800 sq. ft. of well-designed living space. The open layout creates a seamless flow between the living room, dining area, and kitchen &mdash; an ideal setup for both everyday living and entertaining. The versatile den comfortably fits a single bed or sofa, making it perfect for guests or a dedicated home office. A cozy gas fireplace anchors the living area, with convenient space for your TV and media equipment. Updated flooring and paint were completed five years ago, and the vinyl plank flooring is an excellent choice for those with pets or allergies. As a private corner unit, this home features one of the few fully covered balconies in the complex, offering year-round enjoyment and a pleasant view of the courtyard and pergola &mdash; a great spot to relax with a coffee. The generous primary bedroom includes a large walk-in closet. This home is an excellent fit for a single professional or couple seeking a standout condo in a desirable location. Additional features include a titled parking stall, assigned storage unit, bike room, and on-site gym. Pets are welcome with approval. The complex backs onto extensive walking paths near Mount Royal University, and the surrounding area continues to grow with new breweries and restaurants, providing plenty of dining and lifestyle options. Call your favorite realtor today and book a showing.